

Wells Fargo Bank, NA successor by  
merger to Wachovia Mortgage FSB, fka  
World Savings Bank, FSB

## NOTICE OF FORECLOSURE SALE

Plaintiff,  
vs.

Case No. 11-CV-02686

Diane C. Warda, Gerald Warda and  
JPMorgan Chase Bank, N.A.

Defendants.

RECEIVED  
2012 JUL 31 AM 10:25  
WAUKESHA SHERIFF  
PROCESS DIVISION

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on October 3, 2011  
in the amount of \$515,846.54 the Sheriff will sell the described premises at public auction as follows:

TIME: September 24, 2012 at 9:00 a.m.

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to the clerk of courts (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the clerk of courts in cash, cashier's check or certified funds no later than ten days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold 'as is' and subject to all liens and encumbrances.

PLACE: In the main lobby of the Sheriff Department/Justice Center, Door #8  
(new building behind courthouse)

DESCRIPTION: That part of the East ½ of Section 8, Township 5 North, Range 20 East in the Town of Muskego, Waukesha County Wisconsin, which is bounded and described as follows, to-wit: Commencing at the Northeast corner of Circle Drive and Oak Court as platted in Bay Shore Estates being a Subdivision of record in said East ½ of Section 8, said point being on a curve, having a radius of 297.57 feet; thence along the arc of said curve and Northerly line said Circle Drive, 80.26 feet, the chord of which bears North 66 degrees 45 minutes 16 seconds West 80.00 feet to a point; thence North 23 degrees 36 minutes 30 seconds East, 266.78 feet to a point, said point being 7 feet South-Westerly of the shoreline of Little Muskego Lake; thence South 78 degrees 54 minutes East 56.00 feet to a point, said point being 19 feet Southwesterly of the shoreline of Little Muskego Lake; thence South 18 degrees 27 minutes 38 seconds West, 279.55 feet to the place of commencement. It being intended to convey to the shoreline of Little Muskego Lake. ALSO: The Easterly One Half of the following parcel, to-wit: That part of the East ½ of Section 8, Township 5 North, Range 20 East in the Town of Muskego,

Waukesha County, Wisconsin, which is bounded and described as follows, to-wit: Commencing at the Northeast corner of Richdorf Drive and Circle Drive as platted in Bay Shore Estates, being a Subdivision of record in said East ½ of Section 8; thence along an arc whose radius is 297.57 feet, and Northerly line of said Circle Drive, 133.59 feet, the chord of which bears North 79 degrees 08 minutes 52 seconds East, 132.48 feet to the place of beginning of the land herein to be described; thence continuing along the arc of said curve and Northerly line of said Circle Drive, 70.16 feet, the chord of which bears South 81 degrees 14 minutes 09 seconds East, 70.00 feet to a point; thence North 23 degrees 36 minutes 30 seconds East, 266.78 feet to a point, said point being 7 feet Southwesterly of the shoreline of Little Muskego Lake; thence North 78 degrees 54 minutes West 60.00 feet to a point, said point being 7 feet Southwesterly of the shoreline of Little Muskego Lake; thence South 25 degrees 31 minutes 25 seconds West, 271.86 feet to the place of beginning. It being intended to convey to the shoreline of Little Muskego Lake. More particularly described as follows, to-wit: Lot #23 in Assessor's Plat of Bay Shores being a Subdivision of a part of the NE and SE ¼ of Sec. 8, Township 5 North, Range 20 East, City of Muskego, Waukesha County, Wisconsin as recorded in the office of the Register of Deeds on December 7, 1965 in Volume 31 of Plats on Pages 54 and 55, Document #651405.

PROPERTY ADDRESS:

S75W18970 Circle Dr Muskego, WI 53150-9542

DATED:

July 27, 2012

Gray & Associates, L.L.P.  
Attorneys for Plaintiff  
16345 West Glendale Drive  
New Berlin, WI 53151-2841  
(414) 224-8404

Please go to [www.gray-law.com](http://www.gray-law.com) to obtain the bid for this sale.

**Daniel J. Trawicki**

Dan Trawicki  
Waukesha County Sheriff

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.

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